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## Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: JORDAN FELD, AICP, SENIOR PLANNER

(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE: SEPTEMBER 11, 2014** 

SUBJECT: DR14-26, BRAKES PLUS

**STRATEGIC INITIATIVE:** Community Livability

This strategic initiative provides direction to include livability considerations in all decision-making and service delivery; the subject request implements the initiative in that it maintains safe, pedestrian-scale connectivity and design cohesion within an existing retail center while providing auto-oriented services to the surrounding area.

## **REQUEST**

DR14-26, Brakes Plus: site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for approximately 0.87 acres located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

## RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-26, Brakes Plus: site plan, landscape, grading and drainage, elevations, lighting, colors and materials located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

## APPLICANT/OWNER

Company: Kimley-Horn Company: LDR Higley&ChandlerLLC

Name: Sterling Margetts Name: Gary Davidson

Address: 1855 W Baseline Rd #200 Address: 1110 E Missouri #700

Mesa, AZ 85202 Phoenix, AZ 85014

Phone: 602-944-7423 Phone: 602-263-7626 Email: sterling.margetts@kimley-horn.com Email: info@dmaphx.com

## **BACKGROUND/DISCUSSION**

**History** 

July 24, 2001 Town Council approved Ord. No. 1356 (A00-4) annexing

approximately 500 acres, including the subject site.

July 24, 2001 Town Council approved Ord. No. 1357 (Z00-25) rezoning

approximately 19 acres from Maricopa County Rural-43 to Town of

Gilbert C-1 (Neighborhood Commercial) with PAD overlay.

#### Overview

Chandler Heights Village is a nearly built-out 15-acre retail center located at the northwest corner of Chandler Heights Road and Higley Road. The subject site, Lot 5A-3, is approximately 0.87 acres and located internally to the larger retail center. The site has direct vehicular access from Higley Road. The site is surrounded by existing retail development. The request is for design review of the Brakes Plus development package. Concurrently with this request, the applicant has submitted a Use Permit application (a Use Permit is required for light vehicle service in the Neighborhood Commercial zoning district).

**Surrounding Land Use & Zoning Designations** 

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	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>		
North	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)		
South	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)		
East	Shopping Center (SC)	Shopping Center (SC)		
West	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)		
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)		

#### **Project Data Table**

Gross Site Acreage	0.87 acres
Zoning	Neighborhood Commercial (NC)
Building Setback Front (min.)	20' (100' proposed)
Building Height (max.)	25' (22' proposed)
Landscaping Coverage (min.)	15% (17% proposed)

## **DISCUSSION**

#### Site

The site plan shows a 4,815 sf building centrally located to the lot. The eight service bays are oriented to the south while the office/sales area is oriented to the east, facing Higley Road.

Parking spaces are allocated along the front and rear of the building while a drive-aisle connecting the service bays and trash enclosure is located to the south of the building. A common drive-aisle north of the building will be constructed with development that will serve both the subject site and surrounding retail uses. The drive-thru aisle of the retail use immediately north of the site will merge with the common drive-aisle proposed, requiring specific signage and striping treatment. The site plan shows an accessible route connecting the proposed building to development to the south; staff has requested this route be designed at a perpendicular to the curbs of the proposed and existing developments, currently the route is angled relative to these curbs.

## Landscape

The landscape plan shows a variety of shrubs and groundcovers with a dominant tree theme comprised of Palo Brea and Cascalote. Red Bird of Paradise, Yellow Bells, Red Yucca, and Langman's Safe make up the shrub mix while New Gold Lantana and Trailing Rosemary comprise the groundcover proposed. The landscaping proposed is consistent with the types and rate previously provided along Higley Road as well as that provided on the individual lots that have previously developed. The proposed landscape plan complies with the requirements of the Town.

## **Grading and Drainage**

Stormwater management will be achieved through an underground drainage basin and drywell system. The building's proposed finished floor elevation is 1321' ASL which is only two feet above the adjacent right-of-way grade. The proposed grading and drainage plan for the site meets the development requirements of the Town of Gilbert's Engineering Department.

## **Elevations, Colors and Materials**

The elevations show modern southwestern architecture generally consistent with the architecture established previously for the larger retail center. The building is finished with muted desert earth tone color. The accent material is a coastal brown faux stone veneer that is provided at the base of all four sides of the building and is also used to finish the vertical design elements that frame the office/sales area. Anodized aluminum steel is also used as an accent material as the proposed awning, exposed downspouts and window casings will be finished or constructed of this material. A condition of approval has been included to require the downspouts to be internalized as noted in the Commercial Design Guidelines. The service bays will be enclosed with large glass roll-up doors. The primary building massing has a parapet height of 22' while the street/entrance massing has a parapet height of 28'. A three-foot screen wall is proposed along Higley Road with a design intended to match the building's architecture.

#### Lighting

The lighting plan shows a series of ground-mounted, building-mounted and pole lights containing full-cutoff LED. The support and enclosure materials appear to be finished in anodized aluminum and dark brown. All site lighting will be required to comply with Town codes.

## Signage

Potential signage location and design has been shown for contextual purposes. Future signs must be approved by Planning through an administrative process prior to permitting.

## PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comments from the public.

## STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR14-26, Brakes Plus: site plan, landscape, grading and drainage, elevations, lighting, colors and materials located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

- 1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the September 11, 2014 public hearing.
- 2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
- 3. Internalize roof drain elements within the building or an architectural feature such as columns (excepting at-grade discharge).
- 4. A Use Permit shall be approved by the Planning Commission prior to submittal of Construction Drawings.

Respectfully submitted,

Jordan Feld, AICP Senior Planner

#### **Attachments:**

- 1. Notice of Public Hearing/Vicinity Map
- 2. Aerial Photo
- 3. Site Plan
- 4. Landscape

- 5. Grading and Drainage
- 6. Elevations
- 7. Lighting
- 8. Colors and Materials
- 9. Findings of Fact

# FINDINGS OF FACT DR14-26, Brakes Plus

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provision of public services.

DR14-26

Attachment 1: Notice of Public Hearing/Vicinity Map

Notice of Public Lieuring

### **DESIGN REVIEW BOARD DATE:**

Thursday, September 11, 2014\* TIME: 5:30 PM

LOCATION: Gilbert Municipal Center, Room 300

50 E. Civic Center Drive

\* Call Planning Department to verify date and time: (480) 503-6700

## **REQUESTED ACTION:**

DR14-26 - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials, and signage for Brakes Plus, located on .9 acres north of the northwest corner of Higley and Chandler Heights Roads zoned Neighborhood Commercial (NC).

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at http://www.gilbertaz.gov/departments/development-services/planning-development/design-review-board

#### **SITE LOCATION:**



APPLICANT: Kimley-Horn and Associates, Inc.

**CONTACT: Sterling Margetts** 

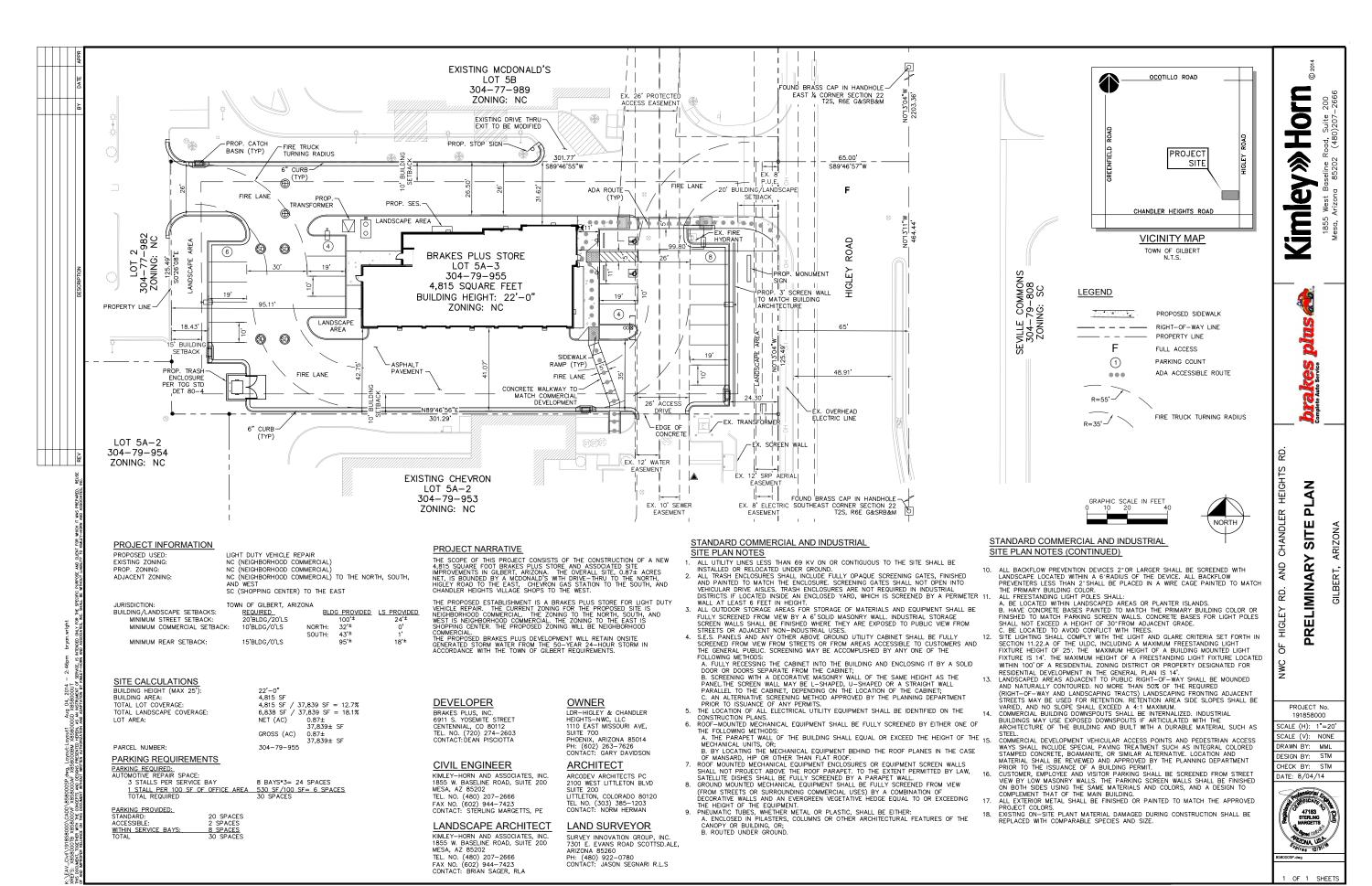
ADDRESS: 1855 W. Baseline Road, Suite 200

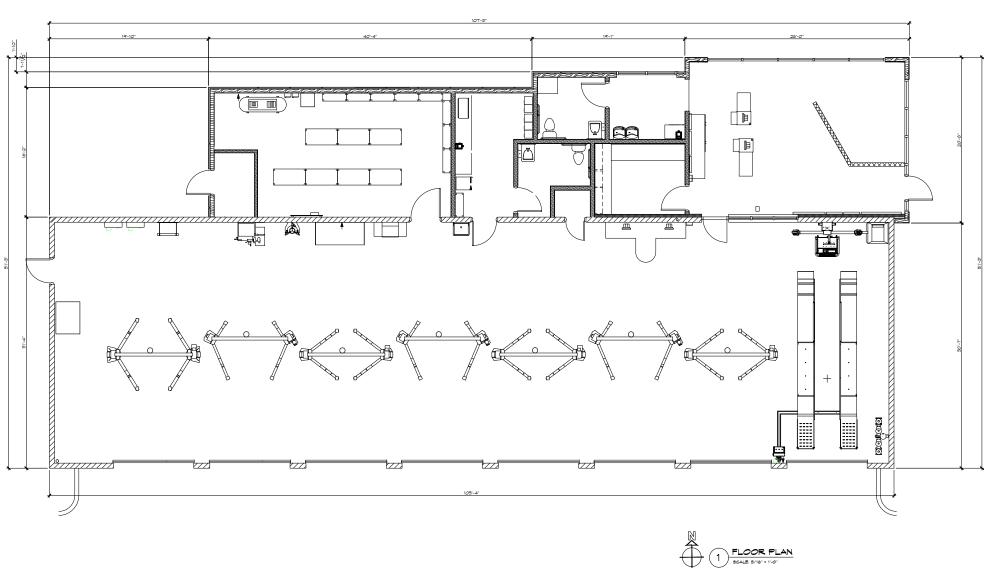
Mesa, AZ 85202

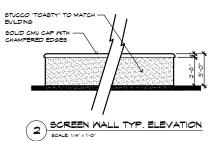
TELEPHONE: (480) 207-2666

E-MAIL: sterling.margetts@kimley-horn.com







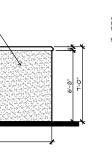


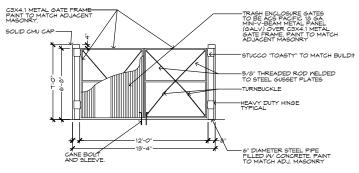
TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-O"

STUCCO "TOASTY" TO MATCH : BUILDING

SOLID CMU CAP WITH CHAMFERED EDGES





ID	WALL TYPE/SYMBOL	DESCRIPTION	FIRE RATING
W1	8" NOM. CONCRETE BLOCK FULL HEIGHT / DECK	NOMINAL 8x16x8 CONCRETE BLOCK, PROVIDE LOOSE FILL INSULATION IN OPEN CELLS, GROUT CELLS SOLID AS SPECIFIED BY THE STRUCTURAL DRAWINGS,	-
W2	NEW WOOD STUD WALL	5/8" GYP BD EACH SIDE OVER 2X6 MOOD STUDS @ 16" O.C. TO ELEVATION NOTED ON DRAMINGS, PROVIDE MOISTURE RESISTANT GYP BD AT WET LOCATIONS IN RESTROOM.	-
W3 W3A	NEW WOOD STUD WALL	W3: 5/8" SYP BD ONE SIDE & PLYMOOD SHEATHING ANOTHER SIDE OVER 2X6 MOOD STUDS @ 16" O.C. TO PARAPET ABOVE. W34: 5/2" SYP BD EACH SIDE OVER 2X6 MOOD STUDS @ 16" O.C. TO STRUCTURE ABOVE.	-
W4	NEW WOOD STUD WALL	5/8" GYP BD EACH SIDE OVER 2X4 WOOD STUDS @ 16" O.C. TO ELEVATION NOTED ON DRAWINGS,	-
<b>W</b> 5	NEW FURRING	5/8" GYP BD OVER 2X2 WOOD FURRING STUDS © 16" O.C. TO 6" ABOVE CEILING. PROVIDE RIGID INSULATION IN FURRED CAVITY	-
W6	NEW WOOD STUD LOW-WALL	2x2 STEEL POSTS © 4'-0" O.C. MAX. PROVIDE 2X3 WOOD STUD INFILL FRAMING BETVEEN POSTS. PROVIDE 50" GYP BD EACH SIDE OVER 1/2" CDX PLYWOOD AND LAMINATE. REFER TO DETAIL X/AX-X	-

GENERAL WALL CONSTRUCTION NOTES:

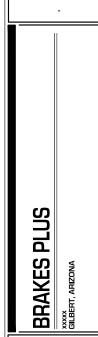
PROVIDE SLIP TRACK HEAD RECEPTOR WHERE REQUIRED. ALL WALLS AROUND RESTROOMS TO RECEIVE R-19 BATT INSULATION. ALL RESTROOM CELINGS TO RECEIVE R-19 BATT INSULATION.

REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND ADDITIONAL SHEATHING REQUIREMENTS

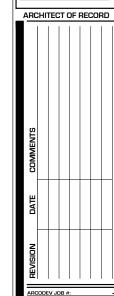
### GENERAL NOTES:

- PAINT ALL EXPOSED UNFINISHED METALS PER SPECIFICATIONS. COLOR TO MATCH ADJACENT SURFACE IF NOT SPECIFIED.
- 2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH U.N.O.
   KEEP ALL EXPOSED PLUMBING AND CONDUIT LINES AT LEAST 6" ABOVE F.F.
- PROVIDE ANCHORS, BOLTS AND OTHER NECESSARY FASTENERS AND BLOCKING AS REQUIRED AND ATTACH ACCESSORIES SECURELY TO WALLS AND PARTITIONS IN LOCATIONS AS SHOWN OR REQUIRED.
- 5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE MARSHALL, CONTRACTOR IS REQUIRED TO CONTACT FIRE DEPARTMENT FOR FIRE EXTINGUISHER TYPE AND EXACT MOUNTING LOCATIONS.
- 6. ALL ELECTRICAL DEVICES SHALL BE EXPOSED SURFACE MOUNTED IN NOTALLATION BAYS, ALL DEVICES IN PUBLIC AREAS SHALL BE CONCEALED IN VALLEY.
- CONVENIENCE POWER IS INDICATED ON THIS DRAWING FOR REFERENCE, PROVIDE POWER FOR EQUIPMENT AND ALL ASSEMBLIES NOTED AS WELL.
- 8. FOLLOW ALL RECOMMENDATIONS OF THE SOILS REPORT.
- 9. PROVIDE DAMPPROOFING AROUND PERIMETER OF BUILDING.

10. PROVIDE PERIMETER DRAIN PER SOILS REPORT.





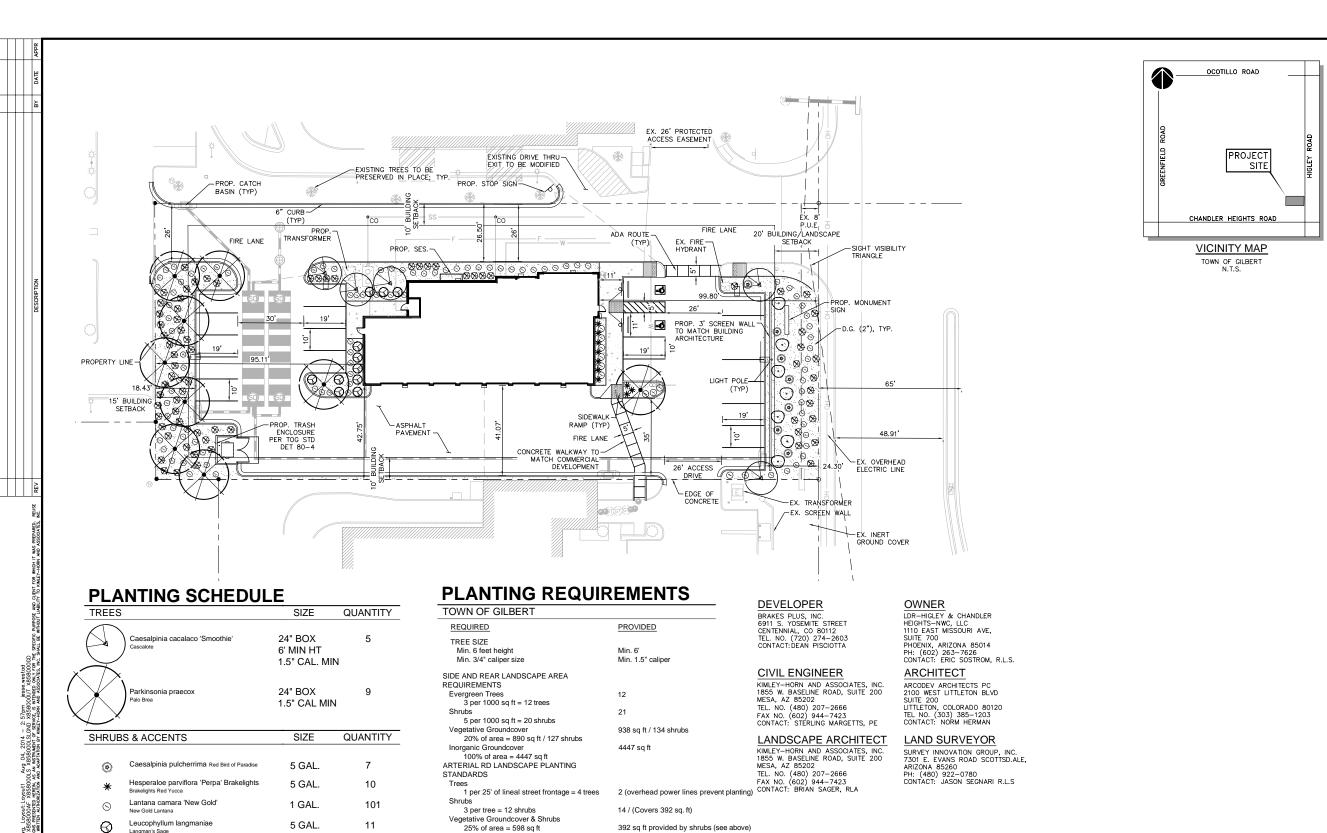




CLIENTJOB #: DRAWN BY:

CHECKED BY:

A-1



329 sq ft provided by ground cover

4447 sq ft

2392 sq ft

0 sq ft

Rosmarinus officinalis

Decomposed Granite

 $\otimes$ 

INERT

1 GAL.

15 GAL.

72

QUANTITY

760 sq yds

Inorganic Groundcover

100% of area = 2392 sq ft

Arterial Rd Landscaping Square Footage:

PROJECT DATA TABLE
Side and Rear Landscaping Square Footage:

Total Landscaping Square Footage

Public ROW Square Footage:

DR14-26
Attachment 4: Landscape
September 11, 2014

**Kimley** » Horn

CHANDLER

Plan

Landscape

PROJECT No.

SCALE (H): 1"=20'

SCALE (V): NONE

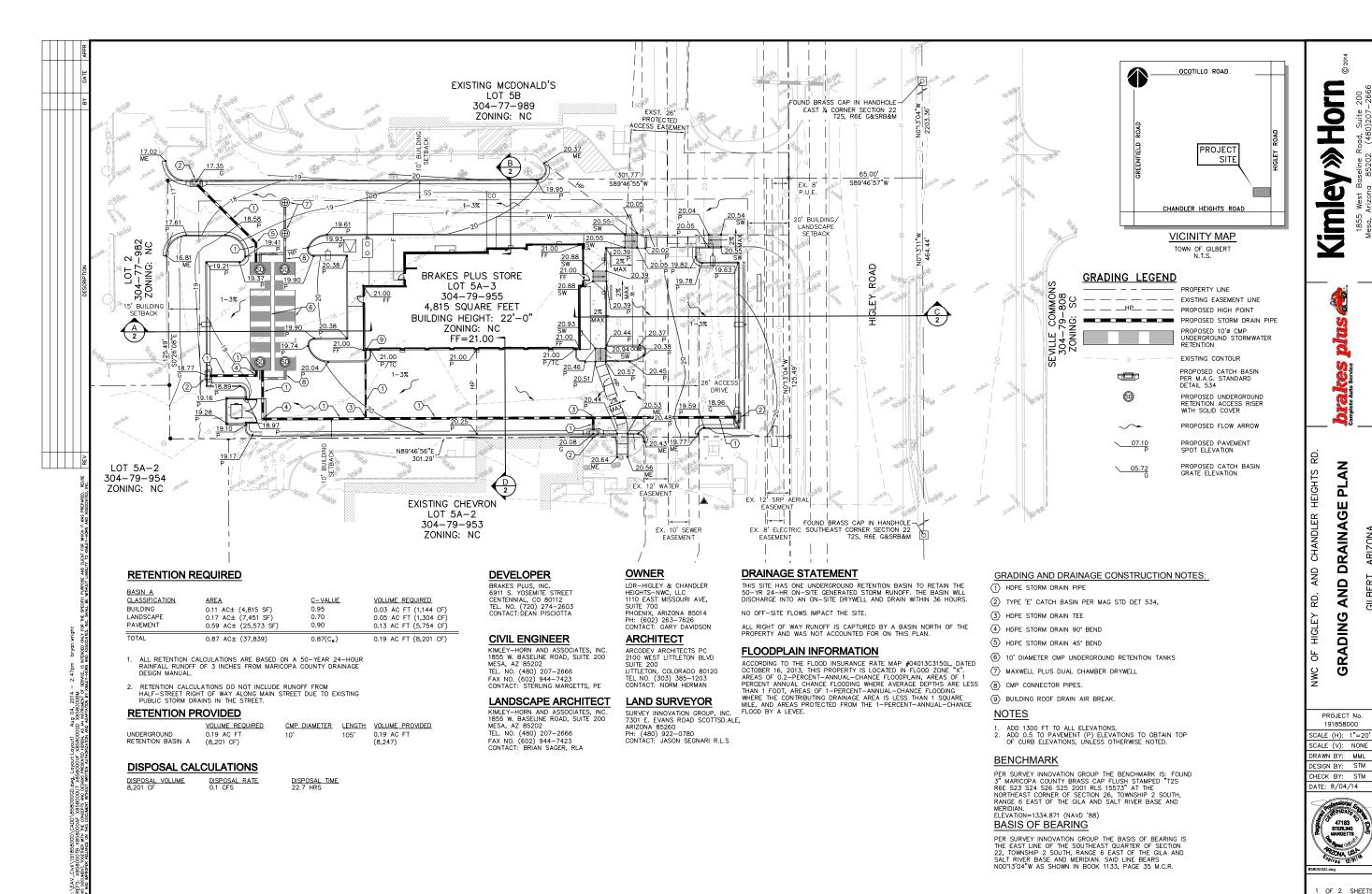
DRAWN BY: JAW

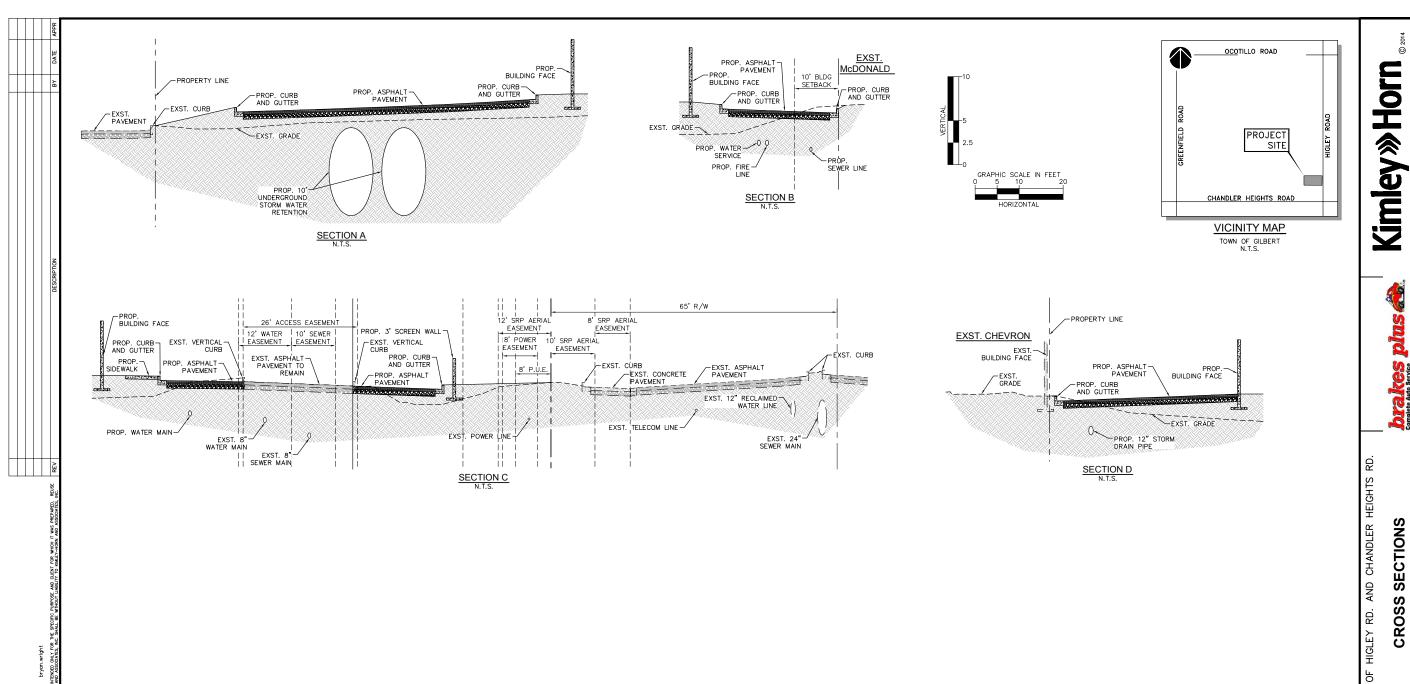
DESIGN BY: JAW

CHECK BY: BAS

Expires 12/31/2015

DATE: 8/04/14





**CROSS SECTIONS** 9F

brakes plus &

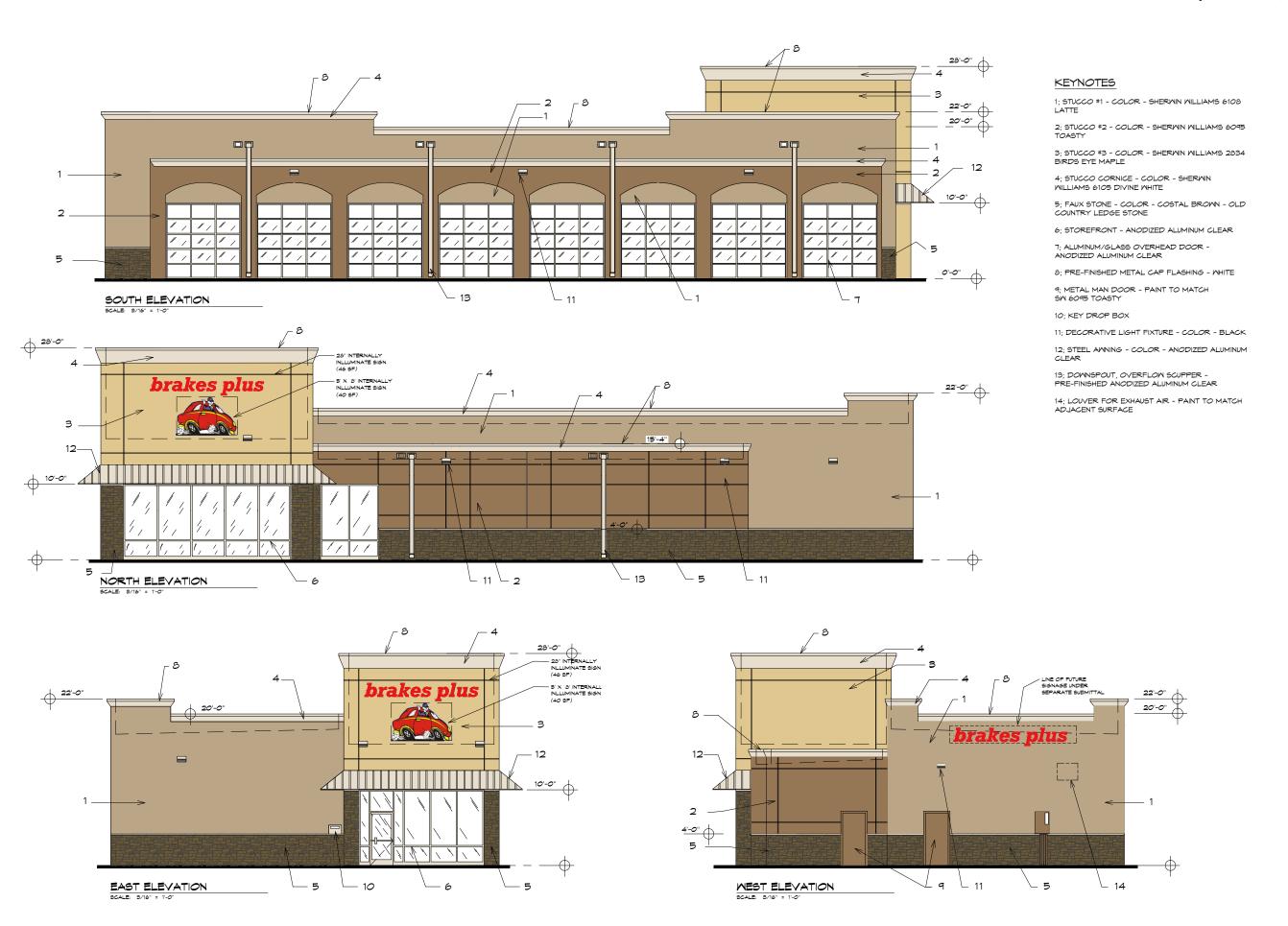
PROJECT No. 191858000

SCALE (H): 1"=10' SCALE (V): 1"=20' DRAWN BY: BMW DESIGN BY: BMW CHECK BY: STM DATE: 8/04/14



2 OF 2 SHEETS

## DR14-26 Attachment 6: Elevations September 11, 2014



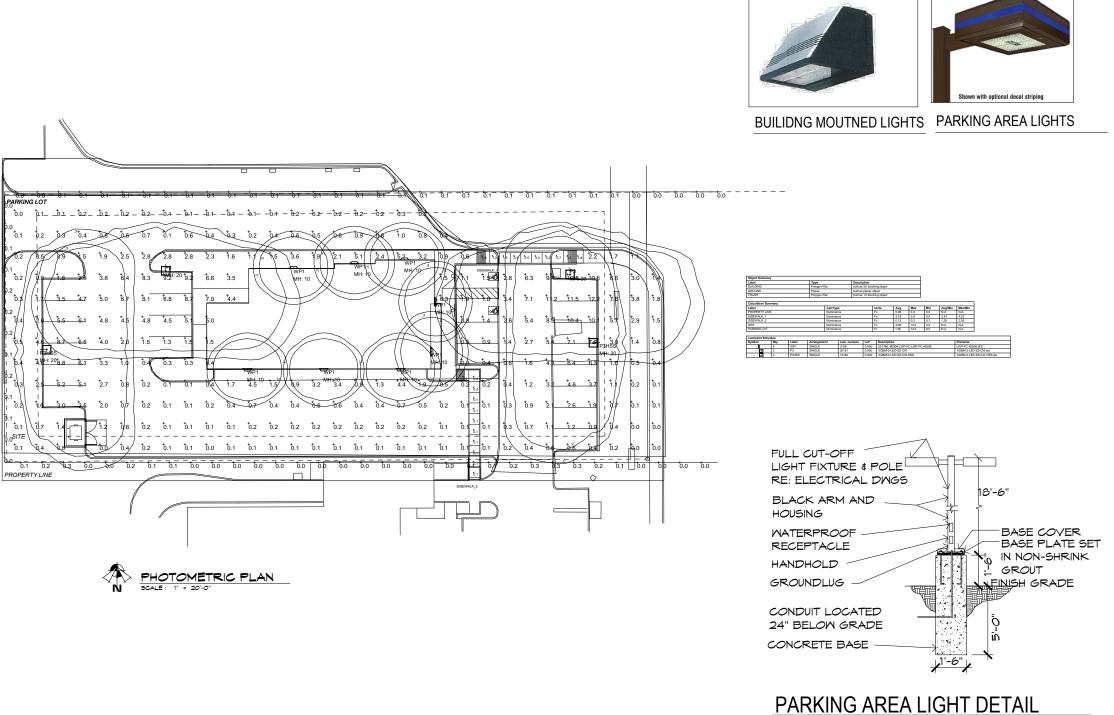


DATE OF ISSUE:

**A-2** 

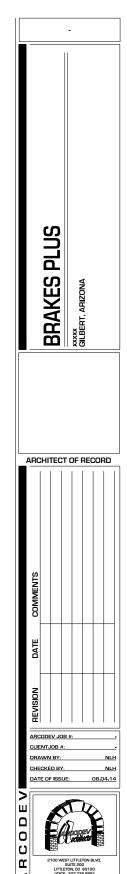
**ELEVATIONS** 

RCODI



LED Full Cut-Off Wall Pack Light

ARCHITECT OF RECORD ARCODEV JOB #: CLIENTJOB #: DRAWN BY: CHECKED BY: DATE OF ISSUE: RCODE DR14-26 PHOTOMETRIC **Attachment 7: Lighting September 11, 2014** 



DR14-26 Attachment 8: Colors and Materials September 11, 2014

ARCODEV ARCHITECTS

2100 WEST LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
303-738-9991

EFIS (STUCCO) – SHERWIN WILLIAMS COLOR: 6108 LATTE EFIS (STUCCO) –

SHERWIN WILLIAMS

COLOR: 6095 TOASTY

EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 2834 BIRDS EYE MAPLE



STOREFRONT
ANODIZED ALUMINUM

EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 6105 DIVINE WHITE